SENATE BILL REPORT
SB 5249

As of January 21, 2025

Title: An act relating to siting kit homes.

Brief Description: Concerning siting kit homes.

Sponsors: Senators Wilson, J. and Chapman.

Brief History:
Committee Activity: Housing: 1/24/25.

Brief Summary of Bill

- Allows a city or county to permit the use of structures which have been constructed in a factory and designed to sufficient life, health, and safety standards to be utilized as temporary housing.
- Permits every incorporated city and town to site kit homes in any zones that allow single-family or other residential uses as well as in other limited development space for the purpose of emergency housing.
- Allows counties to permit kit homes in zones or areas designated residential, as well as for temporary housing in areas not zoned for permanent housing.

SENATE COMMITTEE ON HOUSING

Staff: Melissa Van Gorkom (786-7491)

Background: The State Building Code Council. The State Building Code Council (SBCC) is responsible for adopting and updating the State Building Code (Code), which provides minimum construction, mechanical, fire, plumbing, and energy code requirements for buildings in Washington. The Code consists of certain model codes, such as the International Building Code, as adopted and amended by the SBCC for use in Washington.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Counties and cities (local governments) may amend the Code as it applies within the local government to impose requirements that exceed those provided for in the Code, but cannot lower the requirements, with limited exceptions.

Factory Built Housing. The Department of Labor & Industries (L&I) regulates factory built housing which include any structure designed primarily for human occupancy, other than a manufactured or mobile home, the structure or any room of which is either entirely or substantially prefabricated or assembled at a place other than a building site. L&I must adopt and enforce rules that protect the health, safety, and property of the people of this state by assuring that all factory built housing are structurally sound and that the plumbing, heating, electrical, and other components thereof are reasonably safe. Factory-built housing may not be installed in the state unless it is approved by and bears an insignia of approval from L&I.

Local Development Regulations. Local governments engaging in comprehensive planning may enact ordinances regulating the use of land and zoning certain development and activities. Such regulations generally include: the location, construction and size of buildings for residence, industry, trade, and other purposes; the height, construction, and design of buildings and structures; the size of yards, open spaces, lots, and tracts; the density of population; the set-back of buildings; and the subdivision and development of land.

Summary of Bill: Local governments may permit structures which have been constructed in a factory and designed to sufficient life, health, and safety standards to be utilized as temporary—for the duration of any manufacturer's warranty—housing. These structures may be assembled on-site with or without a permanent foundation.

Every incorporated city and town may site kit homes in any zones that allow single-family or other residential uses as well as in other limited development space for the purpose of emergency housing. Kit homes may be permitted for a limited time based on the manufacturer warranty and placed with or without a foundation.

Counties may permit kit homes in zones or areas designated residential. In areas not zoned for permanent housing, but in which temporary housing is needed, counties may permit either the construction or placement, or both, of kit homes.

Kit homes means structures designed and constructed in a factory to sufficient life, health, and safety standards to be utilized as housing for the length of the manufacturer warranty, and to be assembled on-site with or without a permanent foundation.

Appropriation: None.

Fiscal Note: Requested on January 16, 2025.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.